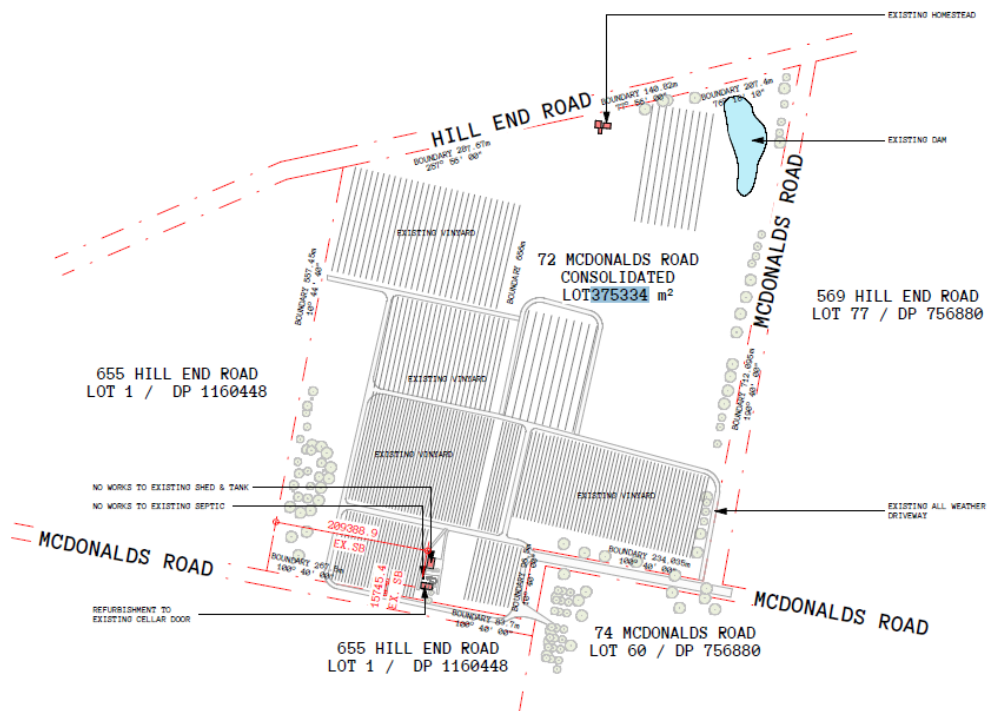


STATEMENT OF ENVIRONMENTAL EFFECTS

LOT CONSOLIDATION AND CHANGE OF USE – TOURIST AND VISITOR ACCOMMODATION

72 MCDONALDS ROAD ERUDGERE NSW 2850 (LOT 74 AND 76 DP756880)



1 DA_SITE PLAN
1 : 5000

DA SUBMISSION

CLIENT: CAMERON ANDERSON ARCHITECTS

DATE: 31 OCTOBER 2023

PREPARED BY:



ABN 23 104 067 405
7 Canberra Street Charlestown NSW 2290 | PO Box 850 Charlestown NSW 2290
87 Herbert Street Gulgong NSW 2852 | PO Box 232 Gulgong NSW 2852
02 4942 5441 | 02 6374 2911
admin@dewittconsulting.com.au
www.dewittconsulting.com.au



CONTENTS

1.	INTRODUCTION	1
1.1.	PURPOSE	1
1.2.	CONSENT AUTHORITY	1
1.3.	INTEGRATED DEVELOPMENT PROVISIONS	1
1.4.	SCOPE OF STATEMENT OF ENVIRONMENTAL EFFECTS	1
1.5.	PERMISSIBILITY	1
2.	SITE AND SURROUNDING AREA.....	2
2.1.	SITE SUMMARY	2
2.2.	SITE AND SURROUNDING AREA	2
2.3.	KEY FEATURES.....	3
2.3.1.	VEGETATION.....	3
2.3.2.	HERITAGE.....	3
2.3.3.	BUSHFIRE	5
2.3.4.	SOILS AND GEOTECHNICAL	6
2.3.5.	FLOODING	6
2.3.6.	TRAFFIC AND ACCESS	6
3.	THE PROPOSAL	7
3.1.	SITE PREPARATION	7
3.2.	SUMMARY OF PROPOSED DEVELOPMENT	7
3.2.1.	TRAFFIC, ACCESS AND PARKING	8
3.2.2.	SERVICES.....	8
4.	STATUTORY PLANNING CONTROLS.....	9
4.1.	ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 AND REGULATIONS 2021	9
4.2.	RELEVANT STATE ENVIRONMENTAL PLANNING POLICIES	9
4.3.	MID-WESTERN REGIONAL LOCAL ENVIRONMENTAL PLAN 2012	9
4.4.	MID-WESTERN REGIONAL DEVELOPMENT CONTROL PLAN 2013.....	11
5.	ASSESSMENT OF ENVIRONMENTAL EFFECTS	14
5.1.	SECTION 4.15(1)(A) – STATUTORY PLANNING CONSIDERATIONS.....	14
5.2.	SECTION 4.15(1)(B) – ENVIRONMENTAL, SOCIAL AND ECONOMIC IMPACTS	14
5.3.	SECTION 4.15(1)(C) – THE SUITABILITY OF THE SITE.....	15
5.4.	SECTION 4.15(1)(D) – SUBMISSIONS	15
5.5.	SECTION 4.15(1)(E) – PUBLIC INTEREST	15
6.	CONCLUSION.....	16




APPENDICES

Appendix 1:	AHIMS Search Result
Appendix 2:	Site Plan prepared by Cameron Anderson Architects
Appendix 3:	Proposed Elevation Plan prepared by Cameron Anderson Architects
Appendix 4:	Proposed Floor Plan prepared by Cameron Anderson Architects

This document is issued to Cameron Anderson Architects for the purpose of supporting a development application to Mid-Western Regional Council (Council). It should not be used for any other purpose. The report must not be reproduced in whole or in part except with the prior consent of de Witt Consulting and subject to inclusion of an acknowledgement of the source. No information as to the contents or subject matter of this document or any part thereof may be communicated in any manner to any third party without the prior consent of de Witt Consulting.

Whilst reasonable attempts have been made to ensure that the contents of this report are accurate and complete at the time of writing, de Witt Consulting disclaims any responsibility for loss or damage that may be occasioned directly or indirectly through the use of, or reliance on, the contents of this report.

PREPARED BY:	REVIEWED BY:	RELEASED BY:
Name: Harrison Drewer Position: Town Planner	Name: Josh Taylor-Real Position: Senior Town Planner	Name: Harrison Drewer Position: Town Planner Signed:  Date: 31 October 2023

Copyright: The concepts and information contained in this document are the property of de Witt Consulting. Use or copying of this document in whole or part without the written permission of de Witt Consulting constitutes an infringement of copyright.



This product has been manufactured under the controls established by a Bureau Veritas Certification approved management system that conforms with:

ISO 9001:2015, ISO 45001:2018 and ISO 14001:2015

Nº AU004875-1 Nº AU004876-1 Nº AU005201-1

1. INTRODUCTION

1.1. PURPOSE

This Statement of Environmental Effects (SEE) has been prepared on behalf of Cameron Anderson Architects (the applicant) to accompany a development application (DA) for the lot consolidation and change of use from cellar door premises to tourist and visitor accommodation (serviced apartments) on land known as 72 McDonalds Road, Erudgere NSW 2850 (Lot 74 and 76 DP756880) (the site).

The SEE summarises findings of specialist reports and demonstrates that the proposed development has been formulated having full and proper regard to existing development controls and environmental qualities of the site and its surroundings.

1.2. CONSENT AUTHORITY

The proposed development requires consent under the *Environmental Planning and Assessment Act 1979* (EP&A Act). Mid-Western Regional Council is the consent authority for the proposed development.

1.3. INTEGRATED DEVELOPMENT PROVISIONS

The proposed development is not integrated development pursuant to the provisions of Section 4.46 of the EP&A Act.

1.4. SCOPE OF STATEMENT OF ENVIRONMENTAL EFFECTS

This SEE accompanies a DA for the proposed development. It has been prepared on behalf of the applicant and includes the matters referred to in Section 4.15 of the EP&A Act and the matters required to be considered by Council.

The purpose of this SEE is to:

- Describe the proposed development;
- Describe the land to which the DA relates and the character of the surrounding area;
- Assess any environmental impacts and provide mitigation measures where relevant; and
- Define the statutory planning framework within which the DA is to be assessed and determined.

1.5. PERMISSIBILITY

Pursuant to the Mid-Western Regional Local Environmental Plan 2012 (LEP 2012), tourist and visitor accommodation is permitted with consent within the RU1 Primary Production zone. The proposal has been formulated having regard to the provisions of LEP 2012 and the Mid-Western Regional Development Control Plan 2013 (DCP 2013).

2. SITE AND SURROUNDING AREA

2.1. SITE SUMMARY

Address	72 McDonalds Road Erudgere NSW 2850
Lot and DP	Lot 74 and Lot 76 DP756880
Zone	RU1 Primary Production
Land Area	37.5ha
Existing Structures	Cellar door premises and dwelling house

2.2. SITE AND SURROUNDING AREA

The subject site is trapezoidal in shape and has a frontage to McDonalds Roads and Hill End Road. The site is flat and cleared of native vegetation. The site has substantial grape vine planting. There is some remnant vegetation on the south-western part of the site. The site has an existing cellar door premises on the south-eastern corner of the lot and a heritage listed dwelling to the north which fronts Hill End Road.



Figure 1: Aerial view of site (source: SIX Maps)

More generally, the subject site is approximately 8.5km to the west of Mudgee, via Hill End Road. Surrounding land use zones include RU1 Primary Production to the east, south and west, and R5 Large Lot Residential to the northwest and north.

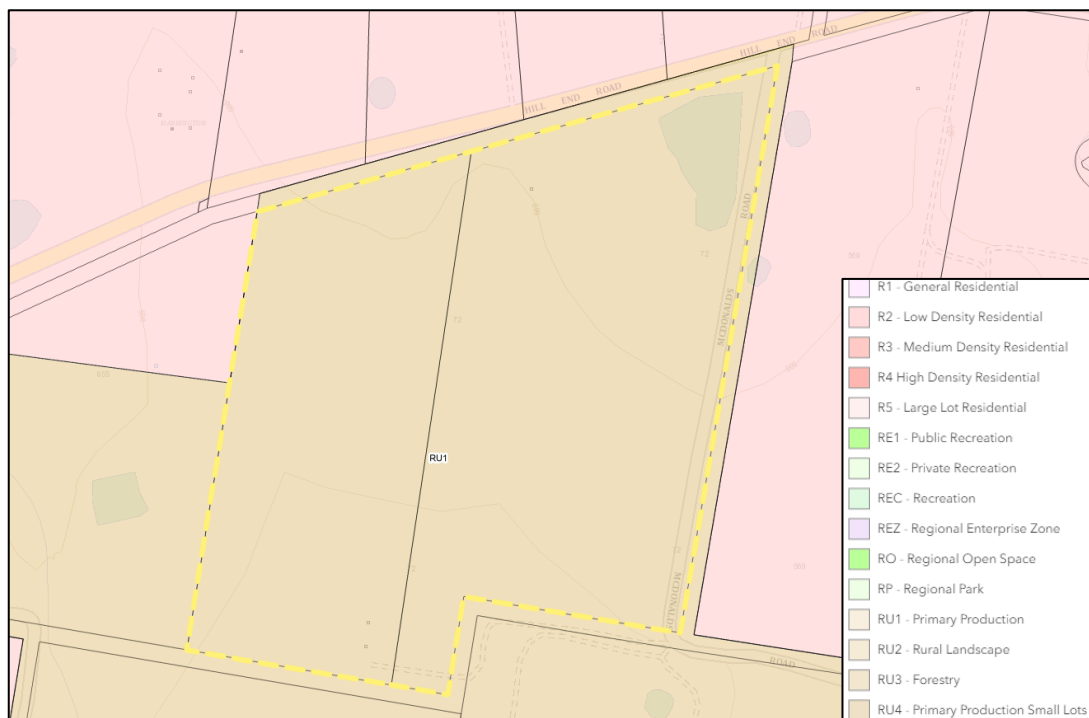


Figure 2: Land use zone map (source: NSW Planning Portal Spatial Viewer)

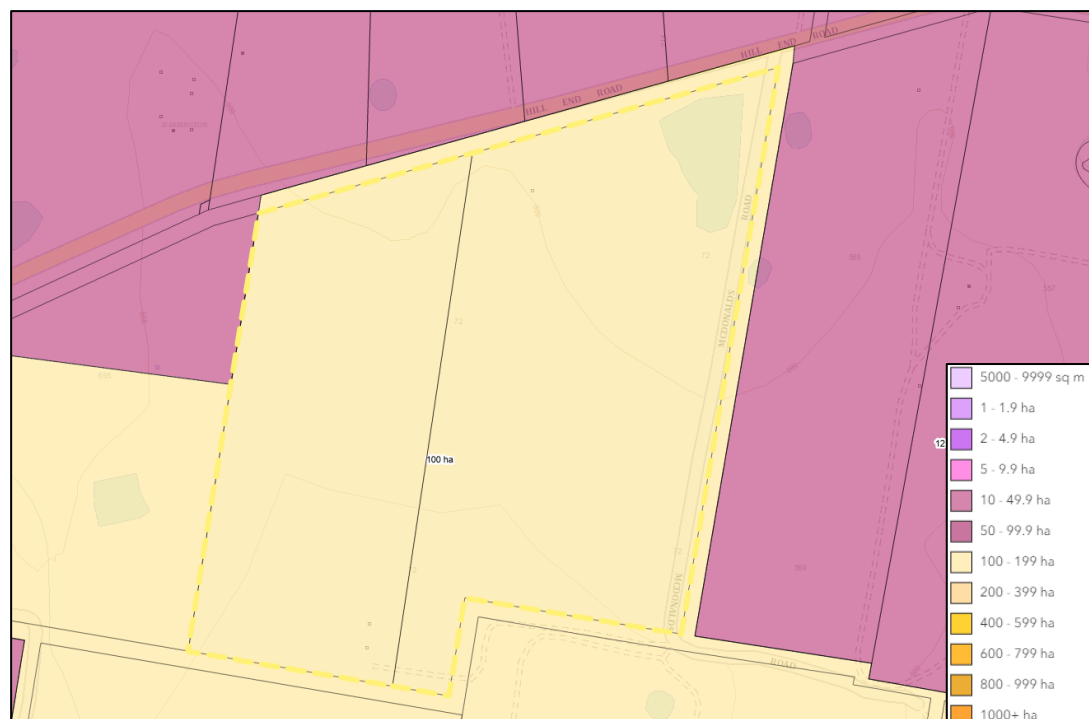


Figure 3: Lot size map (source: NSW Planning Portal Spatial Viewer)

2.3. KEY FEATURES

2.3.1. Vegetation

The subject site is cleared of native vegetation. The site is predominantly characterised with grape vines, and grassy areas.

2.3.2. Heritage

The subject site contains a local heritage item, being I380: Erudgere Winery. This is a heritage listed building that contains the original open fermenters and was used as a post office and hospital during the

Gold Rush era (shown on Figures 4 & 5). The State Heritage Inventory provides the following statement of significance for the heritage item:

Historically and archaeologically significant as the former home of Henry Roth, a founding winemaker of Mudgee, grazier and fruit grower and a second-generation German descent winemaker and son of Adam and Katharina Roth. The house, known as 'Sunny Brae' had a shop and cellar door or winery operating from the early late 1800s. Henry Roth, and other members of his extended family, were showing wine and winning awards as early as 1900. In the Mudgee Show of 1899, the judge from Sydney, Mr. Blunnow, 'the Government wine expert' found that the bulk of the prizes were won by the Roth family.

The brick residence, that has been long abandoned, is a modest late Victorian face brick house with a hipped corrugated iron roof, double fronted with a gable addressing the passing road. A bull-nosed iron verandah in timber post to one side and a central door. A corbelled brick chimney. The windows are missing now but would have been double hung timber windows. Immediately beside the house is the remains of the cellar door. A large shed, timber framed and weatherboard lined with a hipped corrugated iron roof and corbelled brick chimney.

Set close to the passing road this is a well-known building group in the wine district.

It is noted that the heritage item is identified as being close to the pass road and is a well-known building within the area. As the proposed tourist development is located approximately 650m away from the heritage building and involves the conversion of the existing cellar door to tourist accommodation it is considered that the development would have no impact on the heritage value of the item.

The site does not contain any items of State or Aboriginal significance, pursuant to LEP 2012.



Figure 4: Heritage map (source: NSW Planning Portal Spatial Viewer)



Figure 5: Erudgere Winery local heritage item (source: Realestate.com)

An Aboriginal Heritage Information Management System (AHIMS) search was conducted on 19/07/2023 and found 1 Aboriginal site within a 200m radius of the subject lot. This site is toward the north-eastern corner of the existing site, and outside of the lot boundaries (shown at *Figure 6*). The AHIMS search result is also provided at **Appendix 1**). The subject site is located within the Mudgee Local Aboriginal Land Council (LALC).

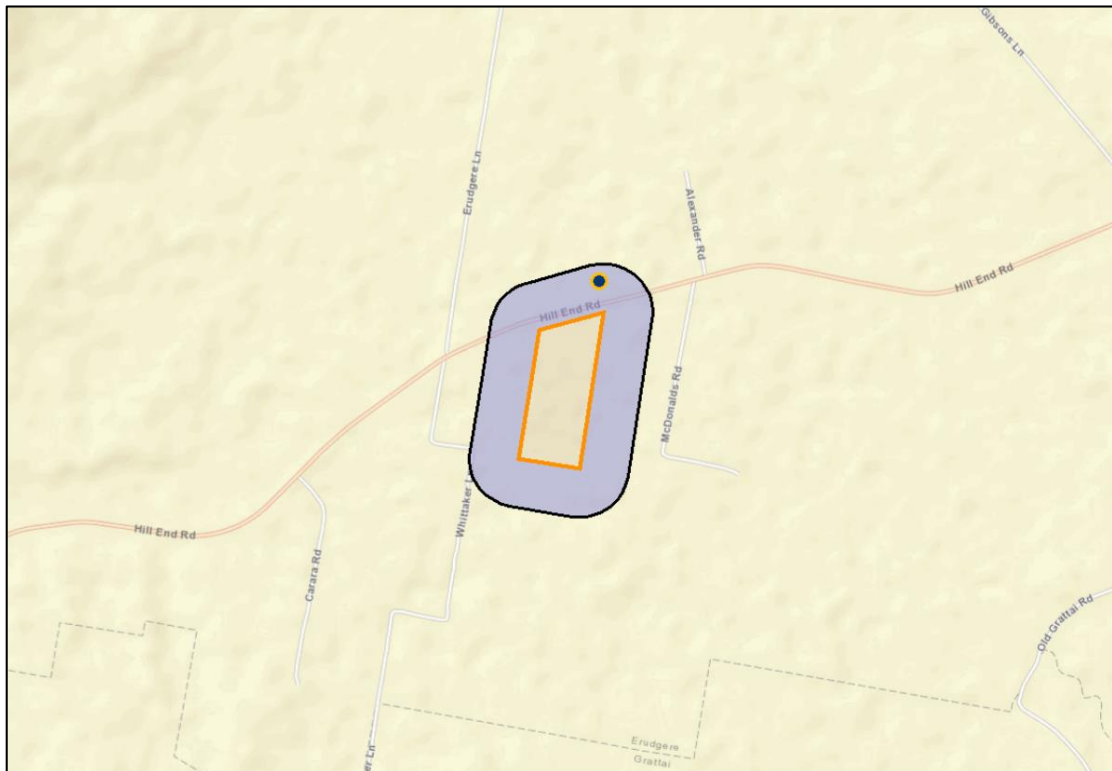


Figure 6: AHIMS search result (source: NSW Environment and Heritage)

2.3.3. Bushfire

The subject site is not identified as bushfire prone land, pursuant to NSW Rural Fire Service mapping.

2.3.4. Soils and Geotechnical

The subject site is not identified as any class of land for acid sulfate soils, pursuant to LEP 2012. The site is mapped as groundwater vulnerable, pursuant to LEP 2012. The site is not identified as within a proclaimed mine subsidence district, pursuant to Subsidence Advisory NSW mapping.

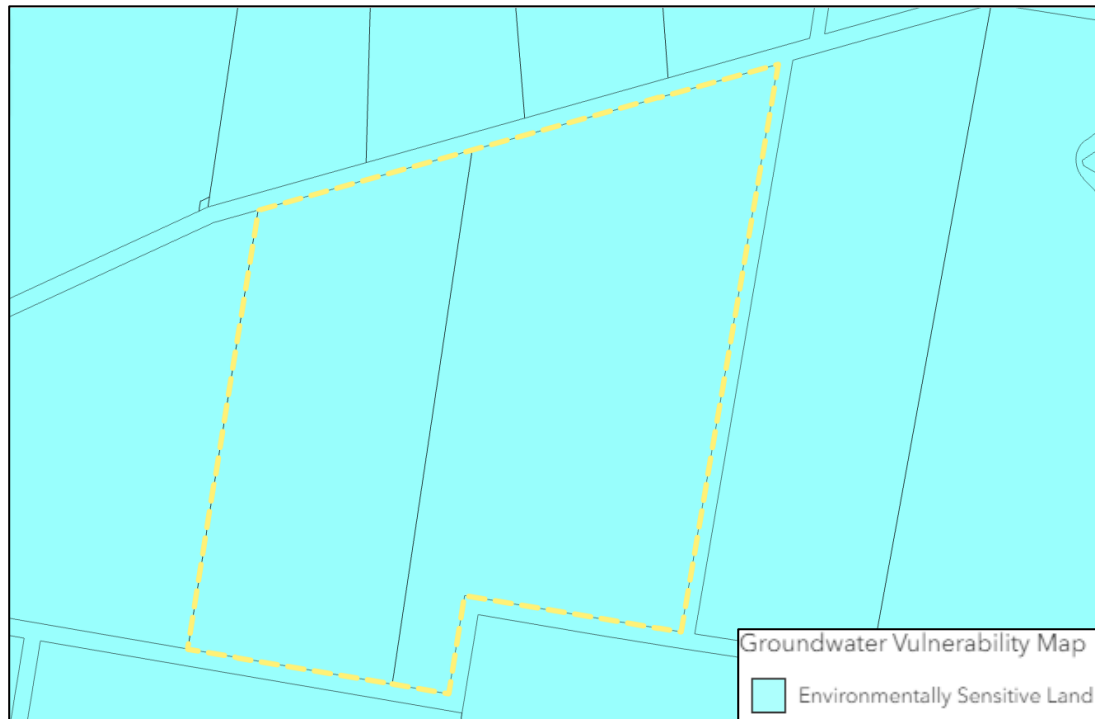


Figure 7: Groundwater vulnerability map (source: NSW Planning Portal Spatial Viewer)

An investigation of the eSPADE soils database has found that the subject site is within the Erudgerie soil landscape. This landscape is characterised by yellow podzolic soils, and non-calcic brown soils. The limitations of this soil are that it has low fertility, moderate water holding capacity, waterlogging on lower slopes, and moderate to high erosion hazard under cultivation.

2.3.5. Flooding

The subject site is not mapped as being flood prone, pursuant to LEP 2012. Additionally, the site was not featured in the *Mudgee Flood Study 2021*.

2.3.6. Traffic and Access

While the site has a frontage to Hill End Road, it is accessed from McDonalds Road, a dirt road that is accessed off Hill End Road. Access from McDonalds Road is via a dirt road travelling west to the cellar door premises.

3. THE PROPOSAL

3.1. SITE PREPARATION

It is proposed that there is a partial demolition of the existing cellar door premises and associated structures. The shed that is adjacent to the cellar door premises is proposed to be completely demolished. Internal walls of the cellar door premises are to be partially demolished to make way for the updated internal layout (**Appendix 2** shown below).

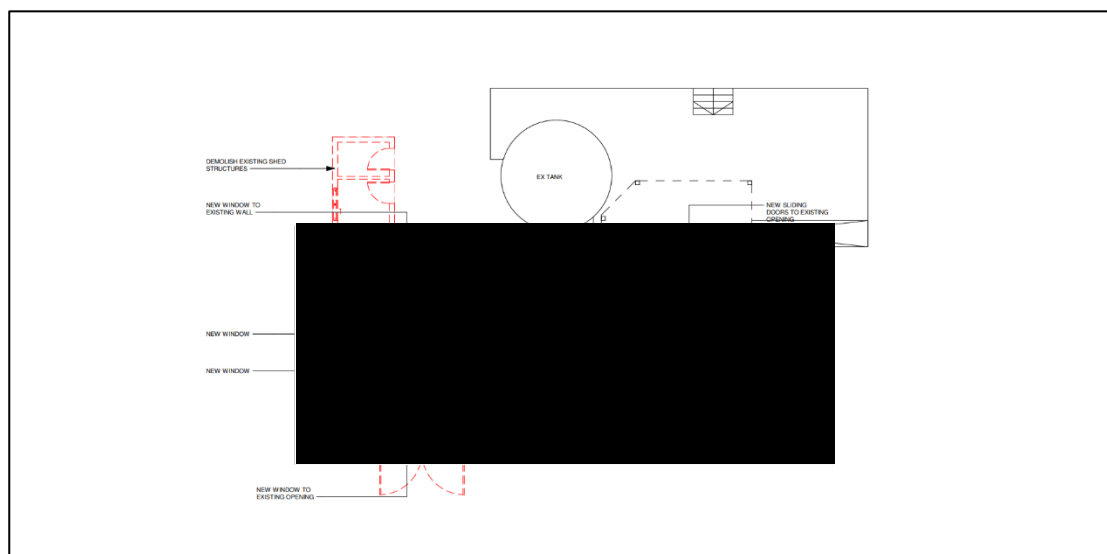


Figure 8: Demolition plan (source: Cameron Anderson Architects)

3.2. SUMMARY OF PROPOSED DEVELOPMENT

In addition to the above, the development application (DA) seeks consent for a change of use from *cellar door premises* to *tourist and visitor accommodation (serviced apartments)*. This includes a refit of the interior, and the addition of sliding doors and new windows. It should be noted that all windows will feature shading hoods, which will improve heat outcomes, particularly in the summer. The refit of the interior involves creating two bedrooms, two bathrooms, and a shared living and dining area. New sliding doors will be on the northern part of the living area to enable access to the existing timber deck (**Appendix 3 & 4** shown below).

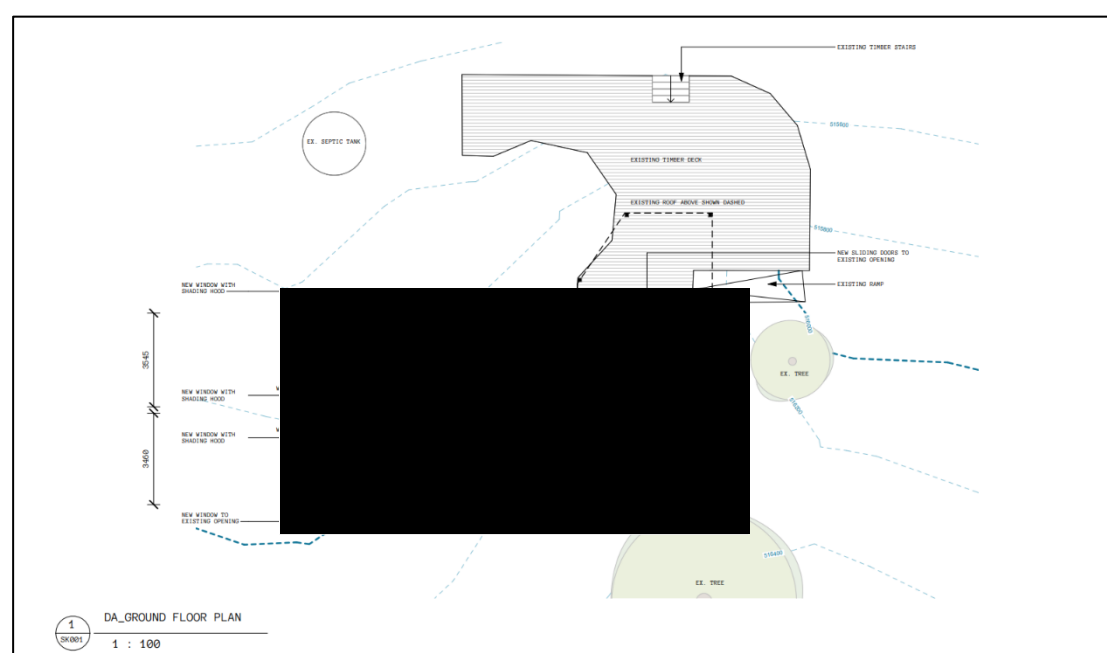


Figure 9: Proposed floor plan (source: Cameron Anderson Architects)

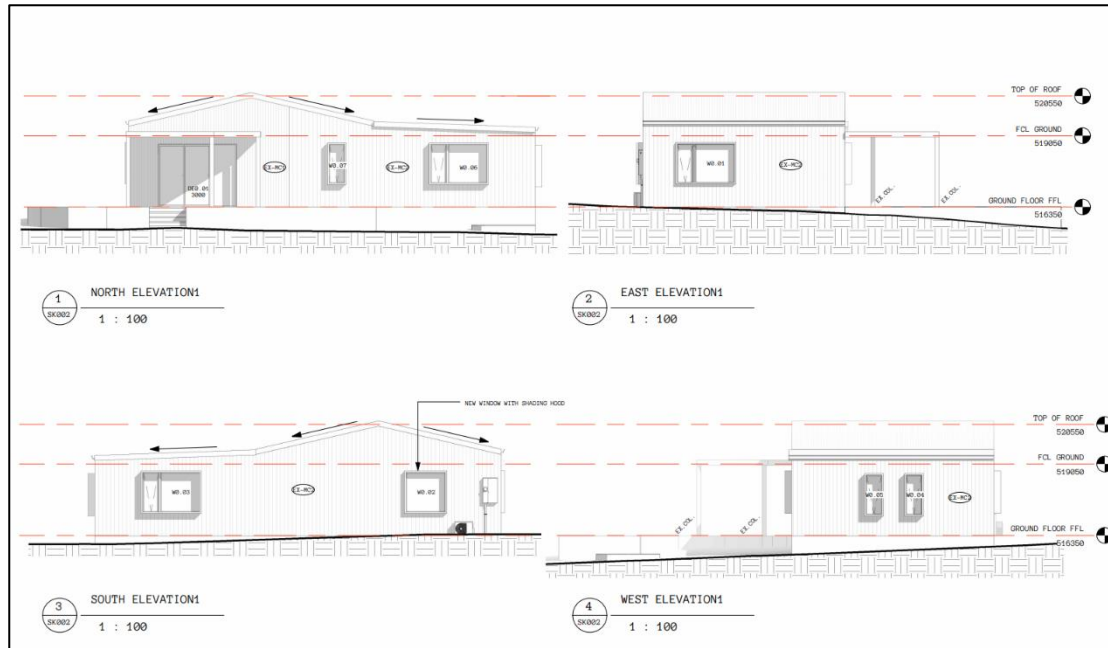


Figure 10: Proposed elevation plan (source: Cameron Anderson Architects)

3.2.1. Traffic, Access and Parking

Existing access and parking arrangements will remain for the proposed development. The site has ample area for occupants of the tourist and visitor accommodation facility to park, and any additional staff.

3.2.2. Services

Existing services will be augmented as necessary for the proposed development.

4. STATUTORY PLANNING CONTROLS

4.1. ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 AND REGULATIONS 2021

The proposed development will require consent under the provisions of Part 4 of the EP&A Act. The proposal is not integrated development pursuant to section 4.46 of the EP&A Act. Additionally, the proposed development is **not** considered to be:

- Designated development pursuant to Schedule 3 of the Environmental Planning and Assessment Regulations 2021 (the Regulations) or any other environmental planning instrument;
- State significant development (SSD) or State significant infrastructure (SSI) pursuant to Section 4.36 of the EP&A Act; and
- Regionally significant development pursuant to the State Environmental Planning Policy (SEPP) (Planning Systems) 2021. The development will have a CIV of less than \$30 million and therefore will not trigger regionally significant development.

Therefore, the proposed development is considered to be 'local development' and Council is the relevant consent authority.

4.2. RELEVANT STATE ENVIRONMENTAL PLANNING POLICIES

Table 4.2.1 address the relevant SEPPs in accordance with Section 4.15(1) of the EP&A Act.

Table 4.2.1: Relevant SEPPs

SEPP	COMPLIANCE
State Environmental Planning Policy (Resilience and Hazards) 2021 Chapter 4 Remediation of Land	Chapter 4.6 of this SEPP sets out that a consent authority must not consent to the carrying out of any development on land unless it has considered whether the land is contaminated and is satisfied that the land is suitable in its contaminated state (or will be suitable after remediation) for the purposes for which the development is proposed to be carried out. A search of the EPA Contaminated Sites Register has found that the subject site is not listed on the register, and that there are no sites on the register that are in the vicinity of the proposed development. Additionally, the existing land use of the site (cellar door premises, dwelling and associated vineyard) does not suggest potential contamination, and the cellar door structure is considered to be suitable for the proposed development.

4.3. MID-WESTERN REGIONAL LOCAL ENVIRONMENTAL PLAN 2012

Mid-Western Regional Local Environmental Plan 2012 (LEP 2012) provides a planning framework to facilitate development in an appropriate manner with due consideration to ecologically sustainable development. Relevant clauses of LEP 2012 are discussed in Table 4.3.1.

Table 4.3.1: Consistency with relevant clauses of LEP 2012

CLAUSE	CONSISTENCY
2.1 Land use zones	The subject site is zoned RU1 Primary Production. Uses permitted with consent in this land use zone are as follows: <i>Aquaculture; Building identification signs; Business identification signs; Cellar door premises; Dwelling houses; Extractive industries; Farm buildings; Home industries; Intensive livestock agriculture; Landscaping material supplies; Markets; Open cut mining; Plant nurseries; Restaurants or cafes; Roadside stalls; Any other development not specified in item 2 or 4</i> Land uses prohibited in this zone are as follows: <i>Amusement centres; Attached dwellings; Backpackers' accommodation; Boarding houses; Boat building and repair facilities; Car parks; Centre-based child care facilities; Commercial premises; Correctional centres; Crematoria; Educational establishments; Exhibition homes; Exhibition villages; Freight transport facilities; Group homes; Health</i>

CLAUSE	CONSISTENCY
	<p><i>services facilities; Heavy industrial storage establishments; Hostels; Industrial retail outlets; Industries; Local distribution premises; Marinas; Mortuaries; Multi dwelling housing; Passenger transport facilities; Places of public worship; Public administration buildings; Pubs; Recreation facilities (indoor); Registered clubs; Residential flat buildings; Respite day care centres; Restricted premises; Semi-detached dwellings; Seniors housing; Service stations; Sex services premises; Shops; Shop top housing; Signage; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Wholesale supplies</i></p> <p>As shown above, tourist and visitor accommodation are not called out in 'permitted with consent' or 'prohibited'. Additionally, serviced apartments are not mentioned in either category. Based on this, serviced apartments are permitted with consent, meaning the proposed development is consistent with this clause.</p>
2.3 Zone objectives and land use table	<p>The objectives of the RU1 Primary Production zone are as follows:</p> <ul style="list-style-type: none"> • To encourage sustainable primary industry production by maintaining and enhancing the natural resource base. • To encourage diversity in primary industry enterprises and systems appropriate for the area. • To minimise the fragmentation and alienation of resource lands. • To minimise conflict between land uses within this zone and land uses within adjoining zones. • To maintain the visual amenity and landscape quality of Mid-Western Regional by preserving the area's open rural landscapes and environmental and cultural heritage values. • To promote the unique rural character of Mid-Western Regional and facilitate a variety of tourist land uses. <p>The proposed development is considered to be consistent with the zone objectives. It does not propose any conflicting land uses, and the tourist accommodation will promote tourism in the locality and region as a whole. Additionally, through the use of upgrading an existing building and not constructing another one, the proposed development achieves the maintenance of visual amenity and landscape quality of the others. The proposed development is not expected to create adverse impacts for the area's open rural landscapes and environmental and cultural heritage values.</p>
4.1 Minimum subdivision lot size	<p>The subject site has a minimum lot size of 100ha. No subdivision is proposed however the two existing lots are intended to be consolidated as part of this development application. The consolidations of the lots will result in a single lot under the minimum lot size. No additional dwelling entitlement will result from the lot consolidation.</p>
4.2A Erection of dwelling houses and dual occupancies on land in certain zones	<p>It is noted that the site contains an existing dwelling and therefore benefits from a dwelling entitlement as confirmed by Mid-Western Council.</p>
5.10 Heritage conservation	<p>The site contains a local heritage item, being I380: Erudgere Winery. This is a heritage listed building that contains the original open fermenters and was used as a post office and hospital during the Gold Rush era.</p> <p>The proposed change of use is not expected to impact the heritage significance of the existing local heritage item on the site. It should be noted that the local heritage item is nearly 700m to the north-east of the proposed development and located on a separate lot. The proposed development will not impact any views of the local heritage item, nor will it interfere with the local heritage item itself.</p>

CLAUSE	CONSISTENCY
6.1 Salinity	A review of the eSPADE soil landscape register has found that the soils present in the Erudgerie soil landscape contain low levels of salinity. No further consideration is required.
6.3 Earthworks	Any earthworks required for the proposed development will be ancillary to the proposed development, thus consent is not required.
6.4 Groundwater vulnerability	The subject site is mapped as groundwater vulnerable. The proposed development is not expected to cause groundwater contamination or create impacts on groundwater dependent ecosystems.

4.4. MID-WESTERN REGIONAL DEVELOPMENT CONTROL PLAN 2013

The Mid-Western Regional Development Control Plan 2013 (DCP 2013) provides guidance to development of land under LEP 2012 and is intended to act as an integrated planning document. The purpose of the DCP 2013 is to supplement LEP 2012 and provide additional information to take into account when preparing a development application. An assessment of the proposed development against applicable DCP requirements is provided in Table 4.4.1: below.

Table 4.4.1: Consistency with Mid-Western Regional DCP 2013

CLAUSE / CONTROL		CONSISTENCY
Part 5 – Development Standards		
5.1 – Car Parking		
Car Parking Rates		The car parking rates for tourist and visitor accommodation is 1 space per unit, and 2 spaces per 3 employees. The subject site will have sufficient space for the required parking.
Change of use		Based on a review of the car parking rates set out in DCP 2013, cellar door premises, a sub-use of farm gate premises, do not have specific car parking rates. On this basis, no additional calculations of parking rates are required, meaning 1 space per unit, and 2 spaces per 3 employees is the car parking rate in this particular instance.
5.4 Environmental Controls		
Protection of Aboriginal Archaeological Items		As shown in section 2.3.2 of this report, and Appendix 1 , there was one Aboriginal site recorded within a 200m radius search on the Aboriginal Heritage Information Management System (AHIMS) database. This Aboriginal site is outside of the boundaries of the subject lot, to the north-east of the lot. There is approximately 700m of land that separates the development site and the identified Aboriginal site. Additionally, the land its surrounds are highly disturbed from agricultural activities. It is not expected that the proposed change of use to tourist and visitor accommodation will create any adverse impacts for that Aboriginal site.
Pollution and Waste Management		The subject site is located on Groundwater Vulnerability mapping, pursuant to LEP 2012. The proposed development is unlikely to impact the groundwater given the nature and scale of disturbance proposed. Standard construction conditions, such as erosion and sediment controls, would be suitable in this instance in mitigating impacts.
Building in Saline Environments		The eSPADE Soil Mapping was viewed for this property (19/07/2023). The mapping indicated that the salinity soil profile as 'no salting evident'.
Part 6 – Development in Rural Areas		
6.4 Tourist and Visitor Accommodation		
Definition		The proposed development is considered to be 'serviced apartments'.
Location		<p>The DCP control requires that tourist development be located on land that complies with clause 4.2a of the LEP. The subject site is an individual lot that is part of a larger holding including Lot 76 and 74, with lot 76 having a dwelling entitlement under clause 4.2A.</p> <p>It is noted that Lot 74 does not comply with clause 4.2A and therefore does not have a dwelling entitlement and under the DCP control Tourist and Visitor accommodation is not permitted. It is therefore intended to consolidate the two lots to allow compliance with the control.</p>

	<p>This is in line with the recent Planning Proposal which intends to provide a clause within the LEP to prohibit tourist development on rural lots unless the lot benefits from a dwelling entitlement.</p> <p>The location of the tourist accommodation on the lot is therefore considered acceptable as the site benefits from dwelling entitlement.</p>
Design and Layout	<p>The proposed change of use addresses the site constraints and is considered to be in line with expectations. Since the proposed development is largely a re-fit of an existing structure, limited amount of works is proposed, meaning site disturbance will be minimised. The proposed development is for 1 individual accommodation unit, containing two bedrooms, being a serviced apartment. This is in line with the maximum of 6 individual accommodation units being permitted on one site. Additionally, the proposed development won't use manufactured homes, which means the development as a whole is consistent with this control.</p>
Water Cycle Management	<p>Existing water cycle management practices will be used onsite.</p>
Electricity	<p>The proposed development will use existing electricity arrangements from the existing cellar door premises.</p>
Parking	<p>As noted in section 5.1 of the DCP, the parking rate for this style of development is 1 space per accommodation unit and 2 spaces per 3 employees. This is addressed above.</p>
Signage	<p>This is addressed above.</p>

5. ASSESSMENT OF ENVIRONMENTAL EFFECTS

5.1. SECTION 4.15(1)(A) – STATUTORY PLANNING CONSIDERATIONS

In determining the subject DA, Council is required to consider those relevant matters listed in section 4.15(1) of the EP&A Act. Each of the relevant matters is addressed below.

Section 4.15(1)(a) requires the consent authority to take into consideration the provisions of any environmental planning instrument (EPI), draft EPI, DCP, planning agreement that has been entered into under section 7.4 of the EP&A Act or under the EP&A Regulations 2021.

These matters (and others) are addressed in Section 4 of this report, and below.

The proposal is permissible with the consent of Council and is generally consistent with the provisions and objectives of Mid-Western Regional LEP 2012 and DCP 2013.

5.2. SECTION 4.15(1)(B) – ENVIRONMENTAL, SOCIAL AND ECONOMIC IMPACTS

The following table provides an overview of the potential impacts of the development on the natural and built environments.

Table 5.2.1: Assessment of Environmental Effects

IMPACT	COMMENT
Accessibility	Access is appropriate for the nature of the development.
Acoustic	There may be increased levels of noise relating to the construction phase of the development. The subject site is set a substantial distance away from other development, so construction noise impacts are expected to be minimal. Additionally, operational noise impacts are expected to be in line with expectations for this zone and locality. Tourist and visitor accommodation is not a use that generates significant noise.
Air Quality	The proposed change of use is not expected to have any detrimental air quality impacts.
Biodiversity	No clearing of vegetation is proposed relating to the proposed change of use. The subject site is not mapped on the Biodiversity Values (BV) map or Terrestrial Biodiversity map. It should be noted that the subject site is substantially cleared of vegetation prior to this DA, where the primary form of vegetation is grape vine planting.
Bushfire	N/A – Site is not bushfire prone
Economic	The proposed change of use is continuing the orderly and economic use of the land, as required under section 4.15(1)(e) of the EP&A Act. Additionally, it will create employment during the construction and operational phase of the development. Additionally, the proposed development will expand the supply of tourist and visitor accommodation in the Mid-Western Regional LGA. This will enable more tourists to spend more time and inject more money in the local economy. The proposed change of use does not have any known negative economic impacts.
Erosion and Sediment Control	Erosion and sediment impacts are considered to be minimal for the proposed development. The main change to this building is internal, and minimal amounts of earthworks are proposed.
Flood	N/A – Site is not flood prone
Geotechnical	As noted in previous sections of this report, the subject site is not within a proclaimed mine subsidence district, nor is it subject to acid sulfate soils mapping. A review of the eSPADE database has found that the site has little to no salinity.
Heritage	As previously mentioned, an AHIMS search was conducted for the subject site, and 1 Aboriginal site was found within a 200m radius of the lot. However, the development site is approximately 700m to the southwest of the identified Aboriginal site, and the surrounding land is already heavily disturbed from agricultural clearing etc. On this basis, it's not expected that the proposed development will create any adverse impacts on that identified Aboriginal site.

IMPACT	COMMENT
	Furthermore, the subject site contains local heritage item, I380: Erudgere Winery. It's not expected that the proposed change of use will create adverse impacts on the heritage significance on I380.
Safety and Security	A Crime Risk Assessment is not required for a project of this scale.
Social	There are no known negative social impacts relating to the proposed development. There are potential positive social impacts relating to continuing employment on the site.
Stormwater	No changes to existing stormwater arrangements are expected.
Traffic	Given the proposed change of use is for 1 tourist and visitor accommodation unit, it is not expected that there will be significant traffic related impacts. Access to the development site is proposed to remain the same.
Visual	The proposed development is considered to have limited visual impacts compared to the existing development on site. The proposed change of use will utilise the existing cellar door premises building, meaning minimal external works are proposed. It should be noted that the building is sited substantially away from Hill End Road (approximately 600m to the south of the road), meaning the level of impact from a public place such as that road is not expected to be noticeable. Additionally, the existing building is approximately 375m to the west of McDonalds Road, meaning visual impacts from that area will be minimal. The vegetation from the entrance dirt road will partially obscure the existing building.
Water	The site is mapped as groundwater vulnerable, but it is not expected that the proposed change of use will present any adverse impacts toward the groundwater or groundwater ecosystems.

Overall, the proposal is substantially consistent with the objectives and development controls contained within the various environmental planning instruments and development controls that apply to the site (see Section 4). The proposed development will not result in an adverse impact to the environment and is consistent and compatible with existing built form onsite and in the surrounding area. The proposed development comprises orderly economic development of the site for purposes for which it is zoned and currently used. The proposal will not pose any negative social or economic impacts.

5.3. SECTION 4.15(1)(C) – THE SUITABILITY OF THE SITE

Suitability of the site for the proposed development is dealt with in Section 2. The subject site is eminently suitable for the proposed development. The existing structure is set back substantially from main roads, meaning that tourists will notice minimal external noise impacts.

5.4. SECTION 4.15(1)(D) – SUBMISSIONS

Any relevant representations will need to be considered by the Council in the determination of the development application.

5.5. SECTION 4.15(1)(E) – PUBLIC INTEREST

The public interest is best served by the orderly and economic use of land for purposes permissible under the relevant planning regime and substantially in accordance with the prevailing planning controls. The development is a permissible form of development and is therefore considered to be in the public interest.

6. CONCLUSION

This SEE has been prepared on behalf of Cameron Anderson Architects (the applicant) to accompany a DA for a change of use to a tourist and visitor accommodation facility at 72 McDonalds Road, Erudgere NSW 2850.

The proposed development complies with key LEP and DCP controls. The proposed development makes use of an existing structure to create the proposed facility. The proposed development will not have any adverse economic, environmental or social impacts. It will contribute positively to the tourist and visitor sector of the Mid-Western Regional LGA, by providing more places for visitors to stay.

The proposal is reasonable and appropriate when considered under the relevant heads of consideration in Section 4.15(1) of the EP&A Act and is considered to be worthy of favourable determination by Council.



APPENDICES



APPENDIX 1

AHIMS Search Result



APPENDIX 2

Proposed Site Plan prepared by Cameron Anderson Architects



APPENDIX 3

Proposed Floor Plan prepared by Cameron Anderson Architects



APPENDIX 4

Proposed Elevation Plan prepared by Cameron Anderson Architects

